108.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,100 / 599,100
					USE VALUE:	599,100 / 599,100
					ASSESSED:	599,100 / 599,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARO RICHARD H ETAL/ TRUSTEES
Owner 2:	FOUR CLYDE TERRACE 2018 TRUST
Owner 3:	
Street 1:	4 CLYDE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HARRINGTON JEANNE MARIE -
Owner 2:	CARO RICHARD H -
Street 1:	4 CLYDE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1288 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6737.000	163,600		435,500	599,100
Total Card	0.155	163,600		435,500	599,100
Total Parcel	0.155	163,600		435,500	599,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.14 /Parcel: 465.14

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69017

GIS Ref

GIS Ref

Insp Date 09/11/18

!8480!

PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	163,600	0	6,737.	435,500	599,100		Year end	12/23/2021
2021	101	FV	157,700	0	6,737.	435,500	593,200		Year End Roll	12/10/2020
2020	101	FV	157,700	0	6,737.	435,500	593,200	593,200	Year End Roll	12/18/2019
2019	101	FV	143,900	0	6,737.	441,700	585,600	585,600	Year End Roll	1/3/2019
2018	101	FV	143,900	0	6,737.	329,700	473,600	473,600	Year End Roll	12/20/2017
2017	101	FV	143,900	0	6,737.	298,600	442,500	442,500	Year End Roll	1/3/2017
2016	101	FV	143,900	0	6,737.	286,200	430,100	430,100	Year End	1/4/2016
2015	101	FV	143,200	0	6,737.	242,600	385,800	385,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:24:34

LAST REV

Date	Time
11/19/20	14:32:45
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8480

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON JEAN	70533-170		1/19/2018	Convenience	10	No	No		
HARRINGTON JEAN	57474-564		9/20/2011	Convenience	1	No	No		
HARRINGTON JOHN	27683-85		9/18/1997	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/1/2020	1016	Wood Dec	10,200	C				
12/19/2013	1830	Re-Roof	11,497	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
2/6/2014	Info Fm Prmt	EMK	Ellen K
12/5/2008	Meas/Inspect	163	PATRIOT
11/29/1999	Mailer Sent		
10/26/1999	Measured	256	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	69017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6737		Sq. Ft.	Site		0	70.	0.92	5									435,476						435,500	

Total AC/HA:	0.15466	Total SF/SM:	6737	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	435,476	Spl Credit		Total:	435,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	237130
Depreciation:	73510
Depreciated Total:	163620

COMMENTS

648-9201.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

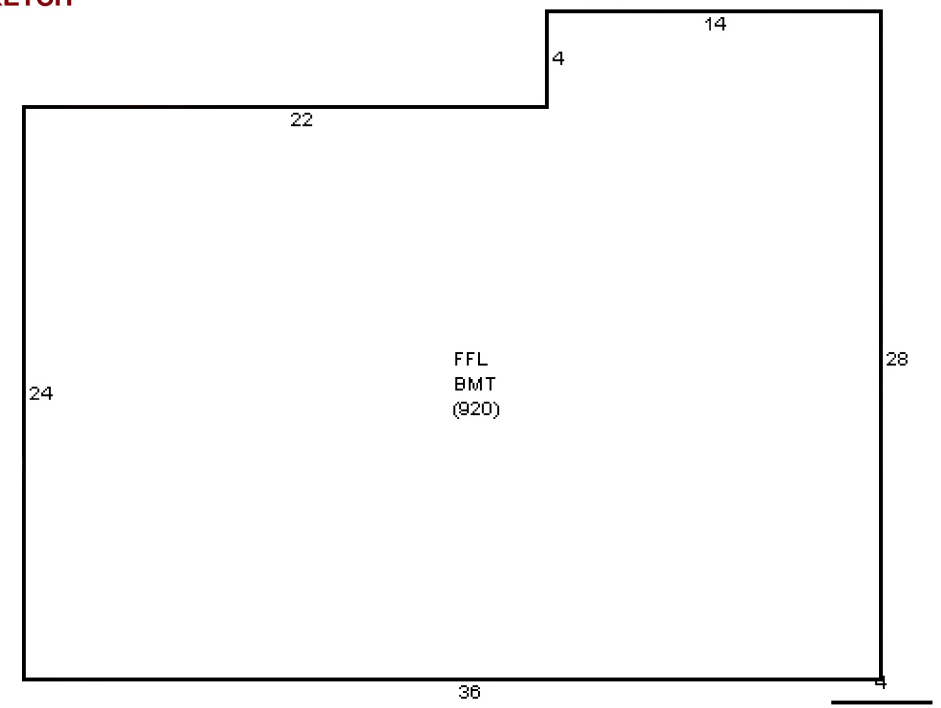
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	88.91
Final Total:	163600	Val/Su SzAd	177.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	920	51.020	46,943
FFL	First Floor	920	134.990	124,188

Net Sketched Area:	1,840		Total:	171,131	
Size Ad	920	Gross Area	1840	FinArea	1288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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